



CITY OF RICHMOND

REPORT TO COMMITTEE

TO: Planning Committee

DATE: October 17, 2001

FROM: Joe Erceg
Manager, Development Applications

FILE: RZ 01-185809
RZ 01-186246

RE: APPLICATION BY GEORGE & MARIA BLAZENKO AND STYLIANOU INVESTMENTS TO REZONE 7511 AND 7551 GARDEN CITY ROAD RESPECTIVELY FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/120), AND TO AMEND THE MINIMUM SETBACKS IN COMPREHENSIVE DEVELOPMENT DISTRICT (CD/120)

STAFF RECOMMENDATION

1. That Bylaw No. 7291, to amend the minimum setbacks in "Comprehensive Development District (CD/120)" such that buildings shall be required to setback a minimum of 6 m (19.685 ft) from Garden City Road and 1.2 m (3.937 ft) from a public lane, be introduced and given first reading.
2. That Bylaw No. 7292, for the rezoning of 7511 Garden City Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD/120)", be introduced and given first reading.
3. That Bylaw No. 7293, for the rezoning of 7551 Garden City Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD/120)", be introduced and given first reading.

Joe Erceg
Manager, Development Applications

Att. 5

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER

STAFF REPORT

ORIGIN

The subject sites are situated in the St. Albans Sub-Area of the City Centre, and are two of four single-family zoned lots at the southwest corner of Garden City Road and General Currie Road. The owners of the two properties have applied to rezone their lots to Comprehensive Development District (CD/120) to permit development of a small townhouse project on each. In addition to the subject applications, this report proposes that the setback requirements under CD/120 be amended to better accommodate the pending applications and similar future projects in the City Centre (e.g. small-lot townhouse projects).

FINDINGS OF FACT

7511 GARDEN CITY ROAD		7551 GARDEN CITY ROAD		
ITEM	EXISTING	PROPOSED	EXISTING	PROPOSED
Owner/ Applicant	Maria & George Blazenko	<i>No change</i>	Stylianou Investments	<i>No change</i>
Site Size	Area: 722.83 m ² (7,780.73 ft ²) Width: 22.86 m (75 ft) Depth: +/-31.62 m (103.74 ft)	No change, but PROP* rights-of-ways required for: ~ 2 m (6.56 ft) wide Garden City Road widening ~ 4 m x 4 m (13.12 ft x 13.12 ft) corner cut ~ 6 m (19.69 ft) wide public lane	Area: 969.58 m ² (10,436.81 ft ²) Width: 20.12 m (66.01 ft) Depth: +/-48.19 m (158.10 ft)	No change, but PROP* rights-of-ways required for: ~ 2 m (6.56 ft) wide Garden City Road widening ~ 6 m (19.69 ft) wide public lane
Land Use	Single-family home	3 3-storey townhouses	Single-family home	4 3-storey townhouses
OCP Designation	City Centre Area Plan: "Residential" <i>(No change)</i>			
Sub-Area Designation	St Albans Sub-Area Plan: "Multi-Family Low Rise (3-Storey Apartments, Townhouses, Two Family or Single Family Dwellings)" <i>(No change)</i>			
Zoning	Existing: Single-Family Housing District, Subdivision Area E (R1/E)			
	Proposed: Comprehensive Development District (CD/120), with amended setbacks			
	R1/E	CD/120	R1/E	CD/120
Maximum Density	0.55 FAR	0.70 FAR allowed 0.69+ FAR proposed	0.55 FAR	0.70 FAR allowed 0.66 FAR proposed
Parking	2 spaces/house	1.7 spaces/unit required 2.2 spaces/unit proposed	2 spaces/house	1.7 spaces/unit required 2.2 spaces/unit proposed

* PROP refers to a right-of-way secured for public access through Public Rights of Passage.

SURROUNDING DEVELOPMENT & RELATED POLICIES

The St. Albans Sub-Area Plan encourages the development of low-rise apartment buildings and townhouses. As such, most residential land in St. Albans is developed under Townhouse and Apartment District (R3). A number of smaller parcels, many of which are too small to meet the minimum lot size stipulated under R3, have been rezoned to Comprehensive Development District (CD) in order that they too may be redeveloped with multiple-family projects. As a result, few older homes remain in the sub-area with the exception of a dwindling strip of single-family homes along St. Albans Road and a few scattered remnant lots.

Four of St Albans's remnant single-family lots, including the two subject properties, are situated at the southwest corner of Garden City Road and General Currie Road. One of the subject lots, 7511 Garden City Road, is located right on the corner, while the other, 7551 Garden City Road, is located two lots to the south. It is staff's understanding that the owners of the lot between the two subject properties, 7531 Garden City Road, and the fourth lot, 8760 General Currie Road, are not interested in developing at this time.

The four remnant lots are all zoned Single-Family Housing District, Subdivision Area E (R1/E) and are developed with older single-family homes. North, south, and west of the lots are larger properties zoned R3 and developed with townhouses and 4-storey apartment buildings (over parking) at a density of +/- 1 floor area ratio (FAR). East of the lots, across Garden City Road, is an area of McLennan South designated for three-storey townhouse development (over parking) and a base density of 0.75 FAR. (A development has been constructed at a density of 0.82 FAR in this area, and applications for 0.74 – 0.78 FAR are currently pending.)

Independent development of the four remnant lots will require their rezoning to a small-lot, multiple-family zoning district, such as Comprehensive Development District (CD/120). This zoning district was originally drafted to accommodate four townhouses on a small lot at the corner of Bennett Road and St Albans Road (RZ 01-115799), with the idea that it could be applied to other small lots nearby. Since then it has been applied to a second lot near the first (RZ 01-188214). The lots to which CD/120 has already been applied are similar to the subject lots and their two neighbours, with the exception of the lane proposed to serve the latter. A comparative table of zoning districts, as they apply to small lots, is provided below. (Note that the minimum lot sizes for Townhouse District (R2) and Townhouse and Apartment District (R3) preclude the development of the subject lots under these zoning districts.)

ITEM	R2	R3	CD/28	CD/120	AMENDED CD/120
Density (FAR)	0.55	0.6	0.65	0.70	0.70
Height - Dimension - Storeys	9 m (29.528 ft) +/-2½ to 3	15 m (49.212 ft) +/- 5	9 m (29.528 ft) 2½	12 m (39.370 ft) +/-3 to 3½	12 m (39.370 ft) +/-3 to 3½
Setbacks - Road - Side & Rear - Garden City Rd - Public Lane*	6 m (19.685 ft) 3 m (9.843 ft) As per "Road" N/A	6 m (19.685 ft) 6 m (19.685 ft) As per "Road" N/A	4.5 m (14.764 ft) 1.2 m (3.937 ft) As per "Road" N/A	4.5 m (14.764 ft) 1.2 m (3.937 ft) As per "Road" N/A	4.5 m (14.764 ft) 1.2 m (3.937 ft) 6 m (19.685 ft) 1.2 m (3.937 ft)

* **Public Lane** means land secured for transportation purposes, through dedication or Public Rights of Passage.

Guidelines for the issuance of Development Permits for multiple-family projects are contained in Schedule 2.10 of Bylaw 7100 (City Centre Area Plan).

STAFF COMMENTS

Policy Planning

Rezoning of the subject properties, as proposed, is consistent with the City's goals and objectives for the City Centre and its St Albans sub-area. Moreover, the proposals are for building densities and heights similar to ones recently approved for two other small lots in St Albans. Based on this and the preliminary design materials submitted by the applicants, staff are satisfied that attractive, livable, multiple-family projects, presenting a pedestrian-friendly streetscape, are achievable. Proposed amendments to CD/120 will ensure that the subject developments are aligned with neighbouring multiple-family projects along the west side of Garden City Road, and that adequate clearance is provided to vehicles and pedestrians using the proposed lane. Detailed design issues should be addressed through the Development Permit review process, the approval of which should be a condition of final adoption for each of the pending rezoning applications.

Transportation

No new permanent driveways are permitted along Garden City Road in the St Albans area. As such, in order that the subject sites and their two neighbours may develop independently of each other, a 6 m (19.86 ft) wide public lane must be established to serve them, to be accessed from General Currie Road. Covenants should be registered against both the subject sites to ensure that no direct vehicular access is permitted to Garden City Road, save for a temporary driveway to 7551 Garden City Road (RZ 01-186246) with a minimum width, clear of all buildings, structures, and projections, of 4.5 m (14.76 ft). (This temporary driveway is to be closed at the sole cost of the developer once access can be gained to the site via the proposed lane to General Currie Road.) In light of the fact that the lane will provide the only means of pedestrian access to units developed on the rear portion of 7551 Garden City Road (RZ 01-186246) and, in the future, 8760 General Currie Road, staff recommend that a 1.2 m (3.94 ft) wide sidewalk be installed along the west side of the lane (within the building setback required under the proposed amendment to CD/120). At 7551 Garden City Road (RZ 01-186246), the lane and sidewalk should be constructed at the same time. (The same approach should apply to 7531 Garden City Road when it redevelops in the future.) North of this, however, 7511 Garden City Road (RZ 01-185809) need only provide the 6 m (19.86 ft) wide lane at this time. The associated sidewalk should be delayed until redevelopment occurs at 8760 General Currie Road. Detailed design and alignment of the lane and sidewalk should be addressed through the Development Permit process as a condition of final reading of the pending rezoning applications.

In addition to issues related to access, the subject sites must provide land to accommodate future road widening along Garden City Road, including Public Rights of Passage over a:

- 2 m (6.56 ft) wide right-of-way along the Garden City Road frontages of each lot; and
- 4 m by 4 m (13.12 ft by 13.12 ft) corner cut at 7511 Garden City Road (RZ 01-185809).

Engineering Works

- **7511 Garden City Road (RZ 01-185809)**

Prior to final reading of the rezoning, the developer must:

- a) Provide a 2 m (6.56 ft) wide Public Rights of Passage right-of-way along the site's entire Garden City Road frontage for future road widening, together with a 4 m by 4 m (13.12 ft by 13.12 ft) corner cut at Garden City Road and General Currie Road.
- b) Provide a 6 m (19.69 ft) wide Public Rights of Passage right-of-way along the entire west edge of the subject site for use as a public lane.
- c) Grant necessary utility rights-of-ways for sanitary sewer.
- d) Make payment for extending the sanitary sewer to the subject site via a City work order, to be reimbursed to the developer when monies from the City's 2002 budget are available.
- e) Register a restrictive covenant ensuring that vehicular access shall be provided solely from the new lane (e.g. not via Garden City Road or any point along General Currie Road other than the proposed lane).

There is currently no sidewalk along General Currie Road at the subject property. Staff recommend that this work be scheduled, with funding to come from the St Albans Sub-Area Development Cost Charge (DCC) account.

With future Building Permit, the developer shall pay for all remaining service tie-ins and alterations. DCCs (including St Albans Sub-Area DCCs at \$1.22/ sq. ft. based on the gross site), will apply only if more than three units are to be constructed.

- **7551 Garden City Road (RZ 01-186246)**

Prior to final reading of the rezoning, the developer must:

- a) Provide a 2 m (6.56 ft) wide Public Rights of Passage right-of-way along the site's entire Garden City Road frontage for future road widening.
- b) Provide a 6 m (19.69 ft) wide Public Rights of Passage right-of-way running north-south through the middle of the subject site for use as a public lane, the maintenance of which is to be the responsibility of the current/future owners.
- c) Grant necessary utility rights-of-ways for sanitary sewer.
- d) Register a restrictive covenant ensuring that, once vehicular access is available from General Currie Road via the proposed lane, the temporary driveway to Garden City Road shall be closed at the sole cost of the developer and no vehicular access to Garden City Road shall be permitted.

With future Building Permit, the developer shall pay for all remaining service tie-ins and alterations, plus the cost for future driveway closure and sidewalk/curb/boulevard reinstatement and DCCs (including St Albans Sub-Area DCCs at \$1.22/ sq. ft. based on the gross site).

ANALYSIS

The proposed projects are consistent with key policies guiding the form of residential development in Richmond's City Centre, as follows:

- The proposed street-oriented townhouse units are in keeping with policies for the City Centre and St Albans aimed at creating a broad range of housing choices and encouraging attractive, livable multiple-family projects;
- The manner in which the proposed units will front the west side of Garden City Road is complementary to that intended for development along the east side of Garden City Road in McLennan South; and
- The increase in Richmond's population, resulting from rezoning of the subject properties, is consistent with Richmond's current Official Community Plan projections.

In recent years, developers have demonstrated increasing interest in small-lot, multiple-family development in the St Albans area. When the plan for this area was originally adopted, this was not anticipated. To deal with this trend, the City and local developers have been working together on a project-by-project basis to assess the feasibility of individual small-lot projects and determine the most appropriate form of development, servicing, and access for each. In addition, where possible, staff and developers have taken steps to co-ordinate development expectations and requirements where several small-lots sit adjacent to one another.

A "coordinated approach" such as this was applied, for example, to four lots at the northeast corner of St Albans Road and Bennett Road. There staff first identified and secured access to the four lots. Next, Comprehensive Development District (CD/120) was drafted to permit rezoning/development of one of the four lots, with the idea that it would be applied to the other three when their owners decided to redevelop. Soon after, a second application (now awaiting final adoption) was received in this area for rezoning to the same zoning district. CD/120 is similar to the City Centre's other small-lot, multiple-family zoning district, CD/28, but allows for slightly greater density and building height, making it more in keeping with neighbouring Townhouse and Apartment District (R3) projects. (For details, see the comparative zoning table in "Findings of Fact".) Use of CD/120 and a coordinated approach to multiple small lots, has provided clarity for both the City and land owners and has improved the effectiveness of the development review process.

With this in mind, staff reviewed the two subject applications with the aim of establishing a coordinated strategy for the eventual redevelopment of all four small-lots at the corner of General Currie Road and Garden City Road. Through this process, it was determined that:

- Vehicular and pedestrian access to the four lots would be best served by the establishment of a public lane extending south from General Currie Road.
- The identification of and access to units developed on the rear portions of 7551 Garden City Road (RZ 01-186246) and 8760 General Currie Road would be best served if a continuous sidewalk, at least 1.2 m (3.94 ft) wide, was provided along the west side of the lane, and all four lots provided "street trees" and other planting near the lane edge.

- All four lots should be rezoned (on a project-by-project basis) to CD/120, thus enabling each to be developed with three or four townhouse units (depending on lot size).
- CD/120 should be amended to (a) ensure that building setbacks are adequate to avoid conflicts with lane traffic, (b) accommodate safe pedestrian movement along the west edge of the lane, and (c) allow for the subject developments' building facades to be better aligned along the Garden City Road frontage with those of adjacent, existing R3 projects.
- Processing of Development Permit applications should be a condition of final adoption for rezoning of each of the four lots.

In light of the fact that the owners of only two of the four lots are currently interested in redevelopment, staff also considered how best to phase redevelopment of this area. In this regard, it was determined that:

- 7511 Garden City Road (RZ 01-185809) must provide a 6 m (19.69 ft) wide public lane along its rear property line. (8760 General Currie Road will provide a sidewalk in the future.)
- 7551 Garden City Road (RZ 01-186246) must provide a 6 m (19.69 ft) wide public lane roughly midway between its front and rear property lines, plus (within the building setback required under the proposed amendment to CD/120) a minimum 1.2 m (3.94 ft) wide sidewalk along the west side of the lane.
- 7551 Garden City Road (RZ 01-186246) may have a temporary driveway to Garden City Road, until such time as it may be accessed from General Currie Road via the proposed public lane.
- 7531 Garden City Road, when developed in the future, must provide the lane and sidewalk necessary to connect 7551 Garden City Road (RZ 01-186246) to General Currie Road via 7511 Garden City Road (RZ 01-185809).

In conclusion, the advantage of the proposed approach to the applicants, at a time when the residential market is relatively weak, is that it enables them to undertake the independent development of a housing option that is currently very appealing to buyers, in a location that is close to shopping, schools, and downtown amenities. The advantage to the City of this approach is a broader range of housing choices in its downtown, interesting, pedestrian-friendly streetscapes that compliment surrounding development, and a clear, coordinated strategy for redevelopment of the lots adjacent to the subject properties. On this basis, staff recommend support for the subject applications and the associated amendment to CD/120.

FINANCIAL IMPACT

7511 Garden City Road (RZ 01-185809)

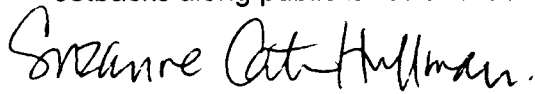
As a condition of rezoning, the developer will be required to make payment to the City for extending the sanitary sewer to the subject site via a City work order. The developer will be reimbursed from the St Albans Development Cost Charge (DCC) account when monies from the 2002 budget are available. This is consistent with the intent of the St Albans DCC fund. There is no other financial impact on the City as a result of this project.

7551 Garden City Road (RZ 01-186246)

None.

CONCLUSION

1. Rezoning of the subject properties to Comprehensive Development District (CD/120) merits favourable consideration because the proposed developments are in conformance with City Centre and St Albans policies and recent development practices.
2. Amendments to Comprehensive Development District (CD/120) are recommended in order that the subject developments and future similar small-lot projects provide adequate building setbacks along public lanes and Garden City Road.



Suzanne Carter-Huffman
Senior Planner/Urban Design

SPC:cas

There are requirements to be dealt with prior to final adoption:

7511 Garden City Road (RZ 01-185809)

Legal requirements, specifically:

- Provide a 2 m (6.56 ft) wide Public Rights of Passage right-of-way along the site's entire Garden City Road frontage for future road widening, together with a 4 m by 4 m (13.12 ft by 13.12 ft) corner cut at Garden City Road and General Currie Road.
- Provide a 6 m (19.69 ft) wide Public Rights of Passage right-of-way along the entire west edge of the subject site for use as a public lane.
- Grant necessary utility rights-of-ways for sanitary sewer.
- Register a restrictive covenant ensuring that vehicular access shall be provided solely from the new lane (e.g. not via Garden City Road or any point along General Currie Road other than the proposed lane).

Development requirements, specifically:

- Make payment for extending the sanitary sewer to the subject site via a City work order, to be reimbursed to the developer when monies from the City's 2002 budget are available.
- Demolition of the existing single-family home.
- Processing of a Development Permit application to a satisfactory level, as determined by the Manager of Development Applications.

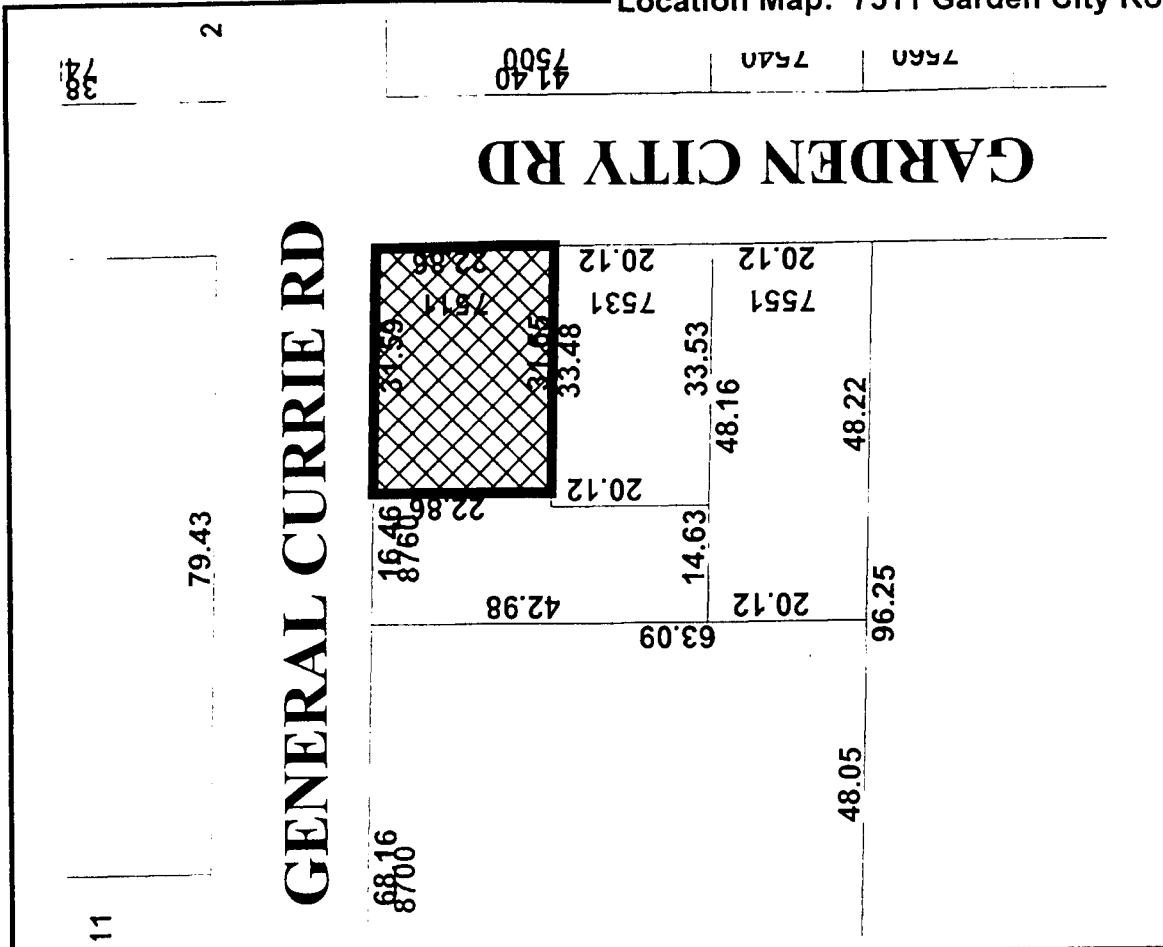
7551 Garden City Road (RZ 01-186246)

Legal requirements, specifically:

- Provide a 2 m (6.56 ft) wide Public Rights of Passage right-of-way along the site's entire Garden City Road frontage for future road widening.
- Provide a 6 m (19.69 ft) wide Public Rights of Passage right-of-way running north-south through the middle of the subject site for use as a public lane, the maintenance of which is to be the responsibility of the current/future owners.
- Grant necessary utility rights-of-ways for sanitary sewer.
- Register a restrictive covenant ensuring that, once vehicular access is available from General Currie Road via the proposed lane, the temporary driveway to Garden City Road shall be closed at the sole cost of the developer and no vehicular access to Garden City Road shall be permitted.

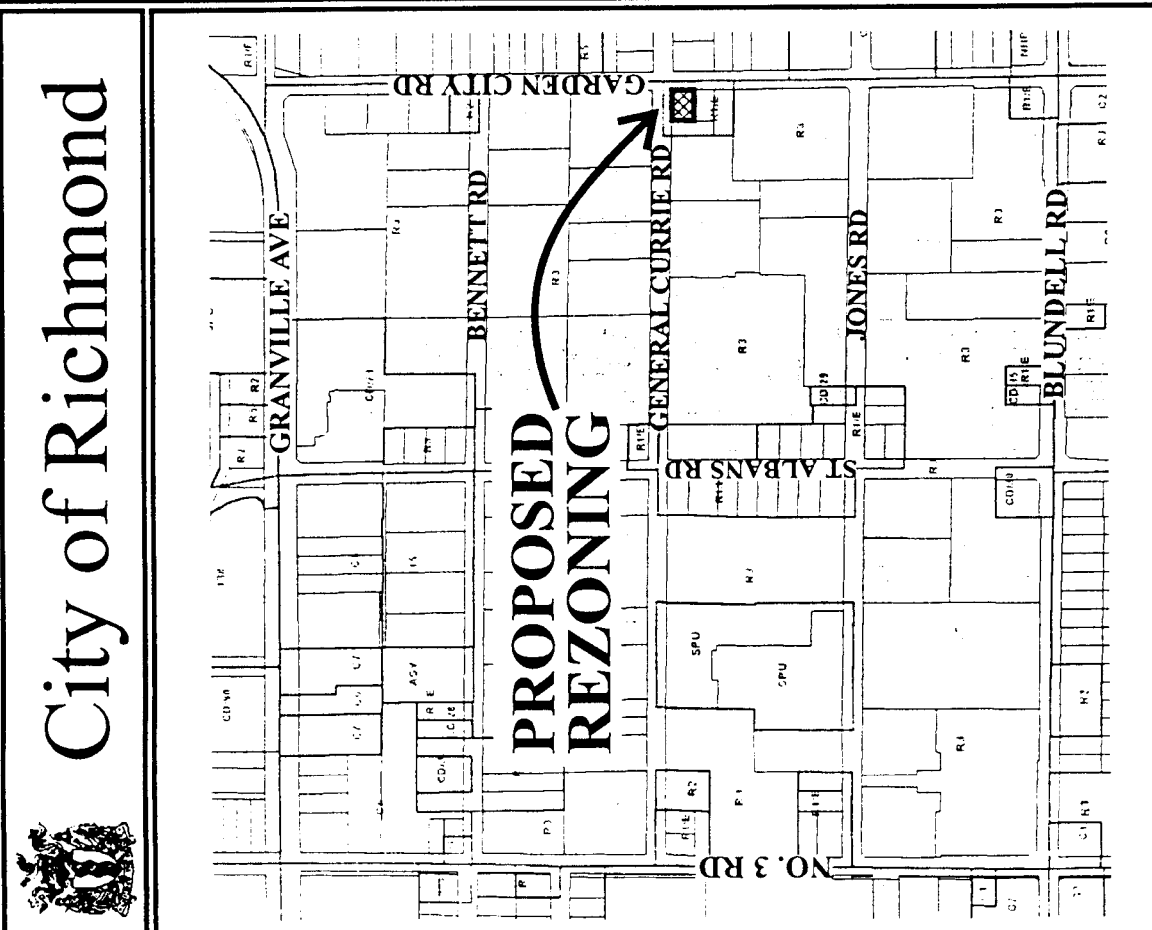
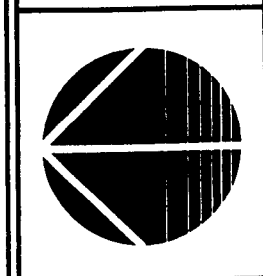
Development requirements, specifically:

- Processing of a Development Permit application to a satisfactory level, as determined by the Manager of Development Applications.



Original Date: 05/04/0
 Revision Date:
 Note: Dimensions are in METRE

RZ 01-185809



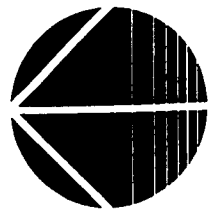
City of Richmond

Original Date: 05/28/

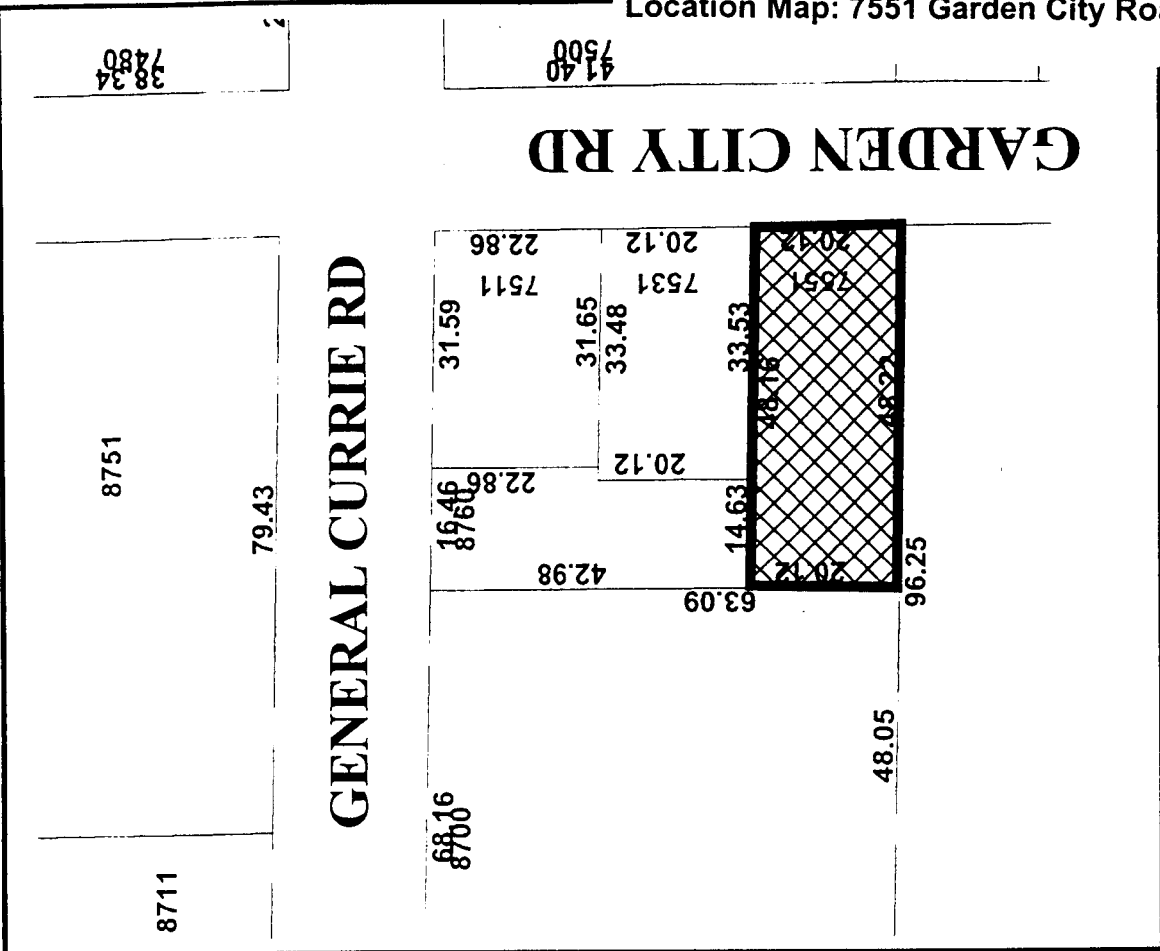
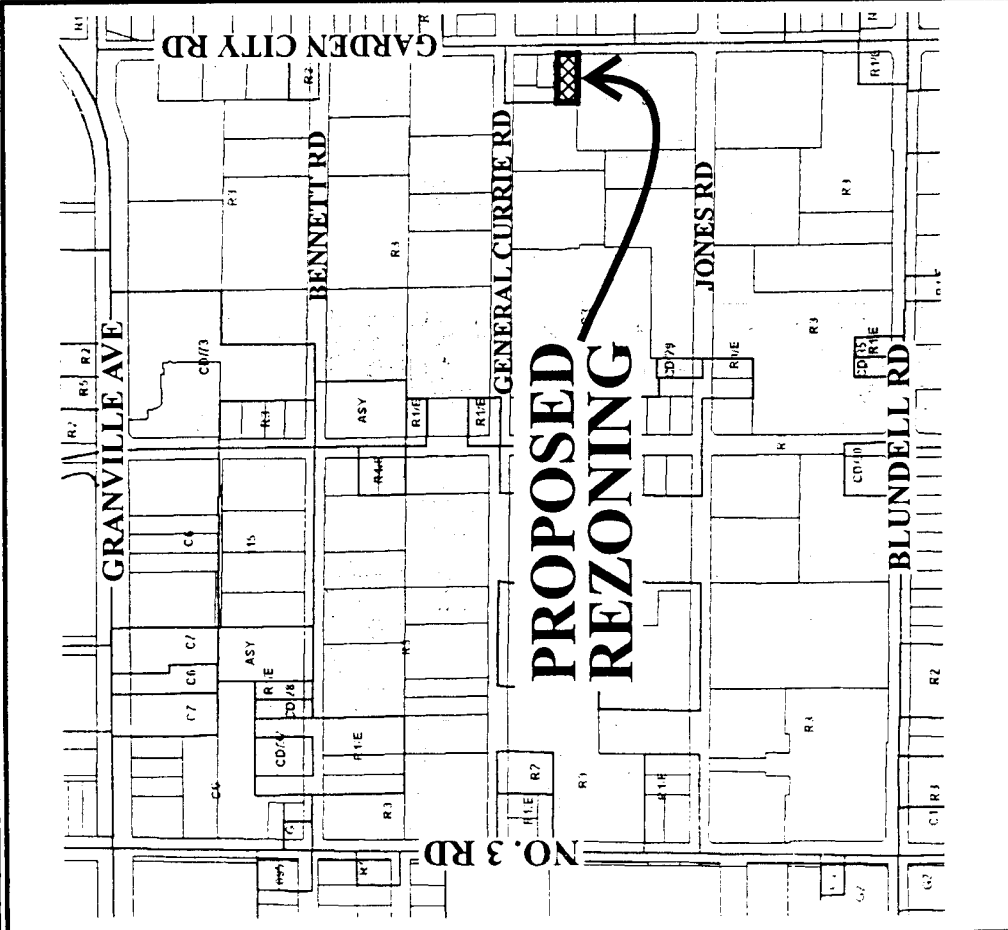
Revision Date: 05/31/

Note: Dimensions are in METERS

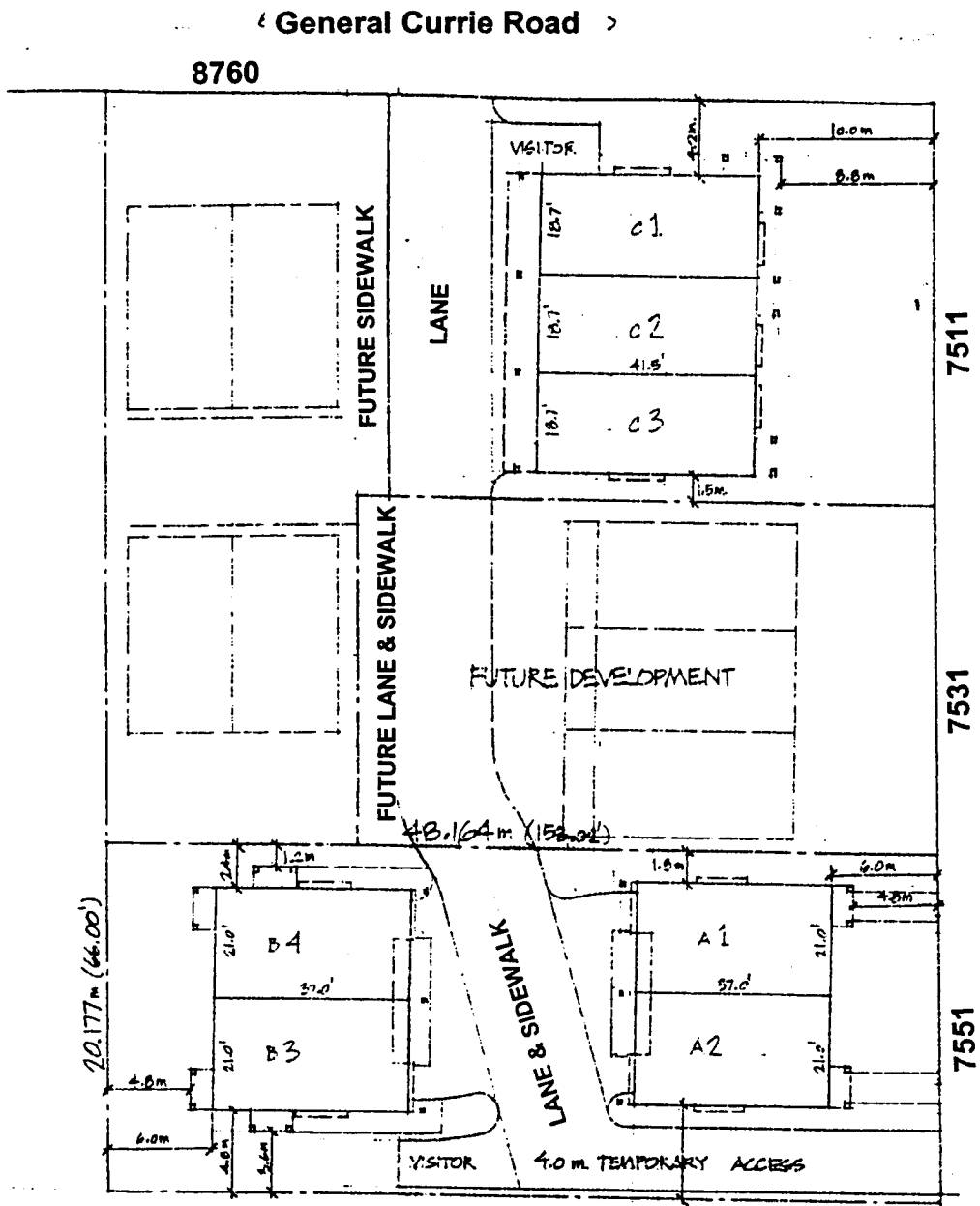
RZ 01-186246



City of Richmond



PROPOSED REZONING



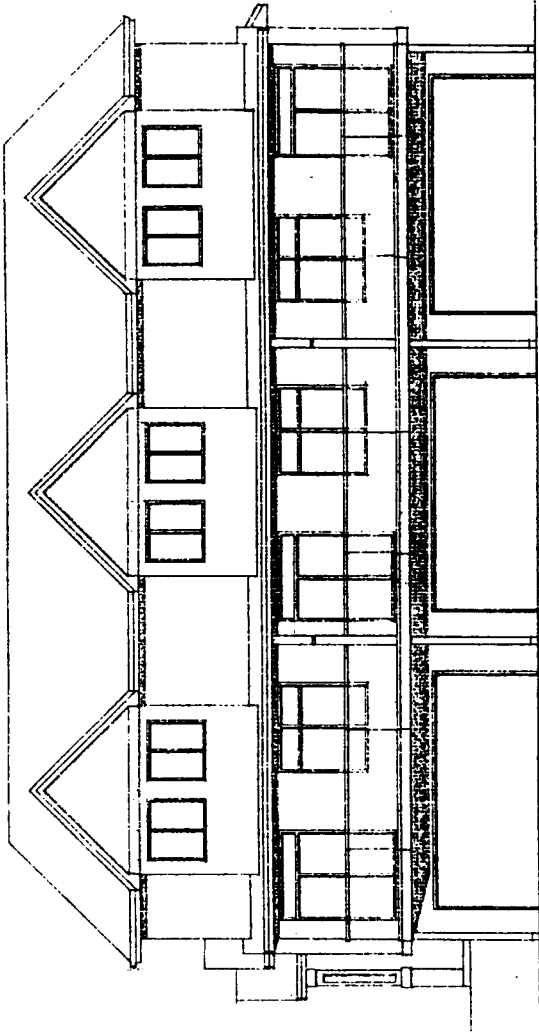
SITE PLAN
 SCALE 1/8" = 1'-0"

DATE OCTOBER 17, 2001
 DWG. NO. 01-24
 SHEET # 1a

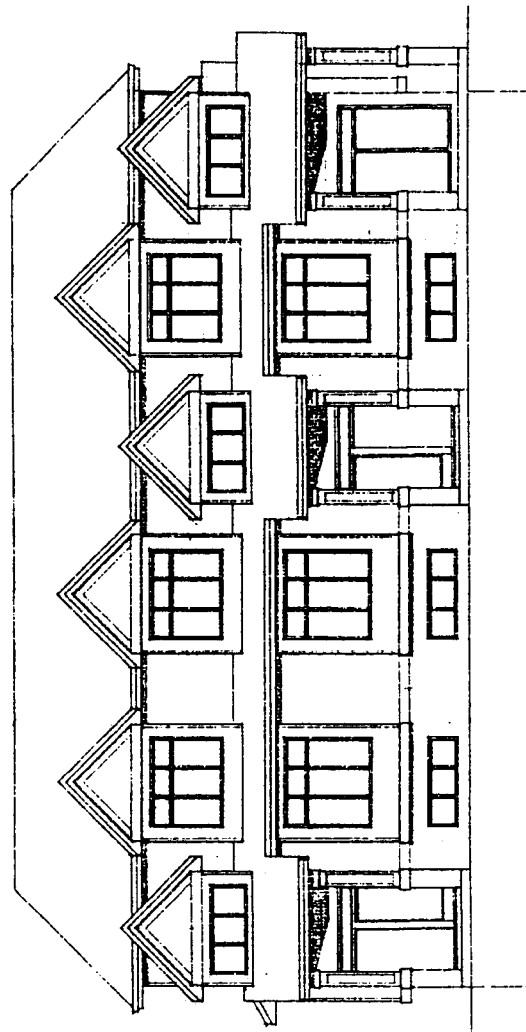
7511 & 7551 Garden City Road

TITLE

Hynde
 Designs Ltd.
 8771 Chalmers Road
 V7V 2B9
 604-571-8888



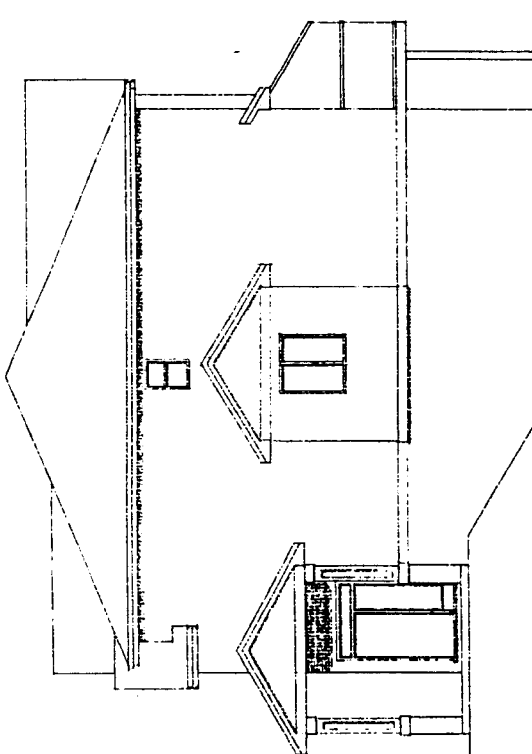
REAR ELEVATION



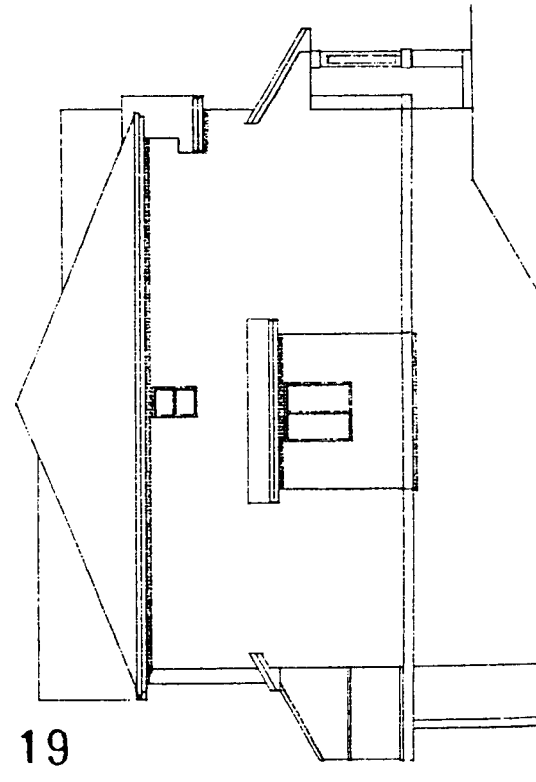
FRONT ELEVATION

UNIT 2
SCALE 1/8" = 1'-0"

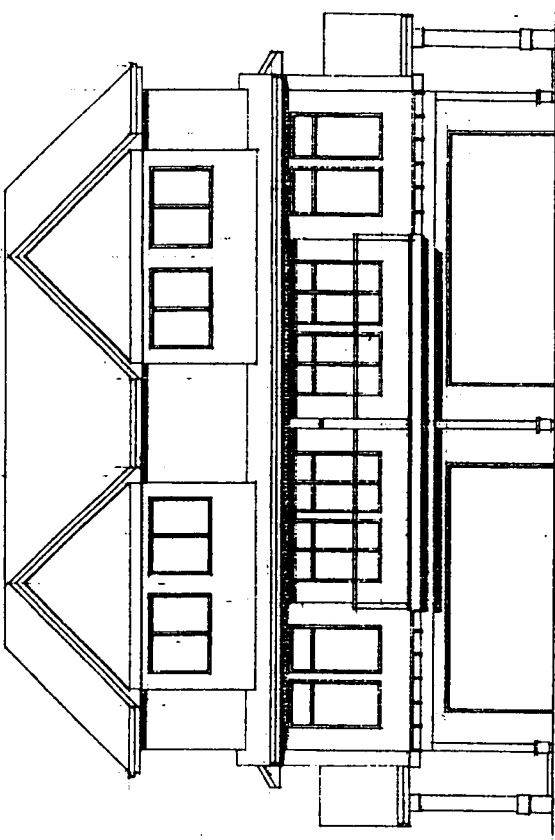
01-25 SHEET 4



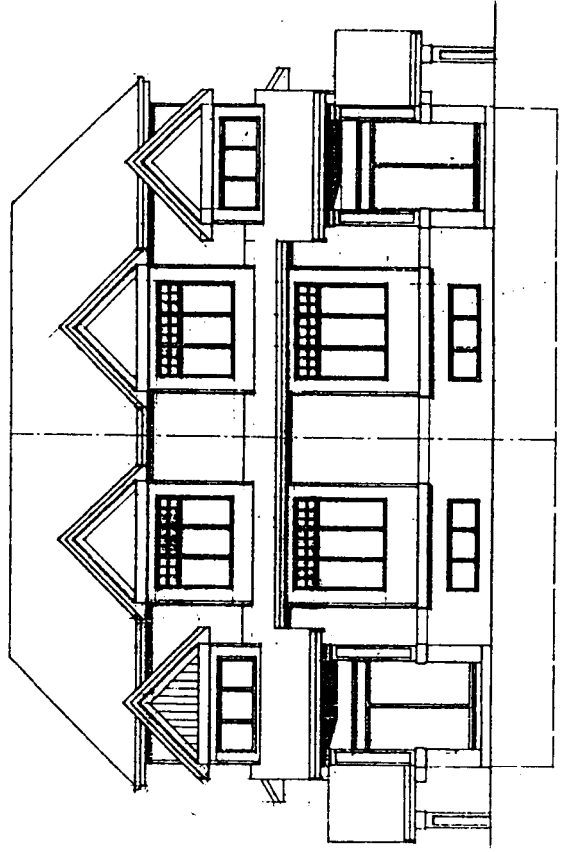
RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

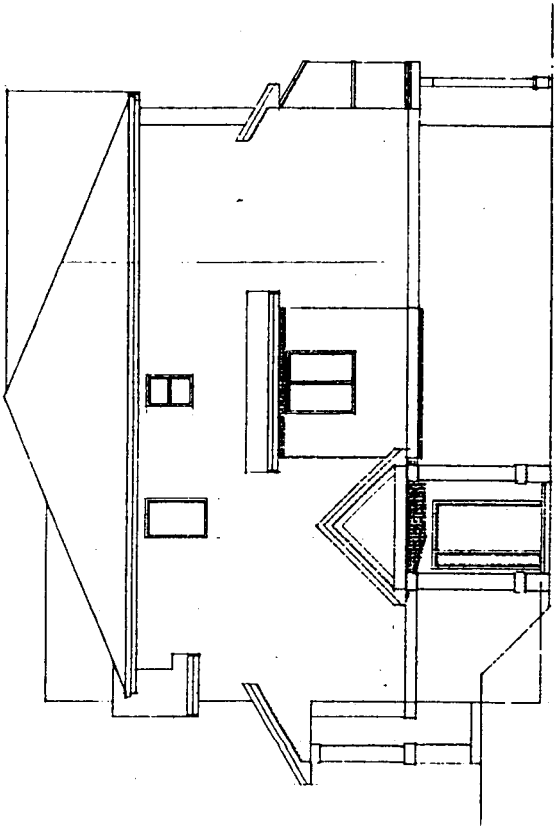


EAST ELEVATION

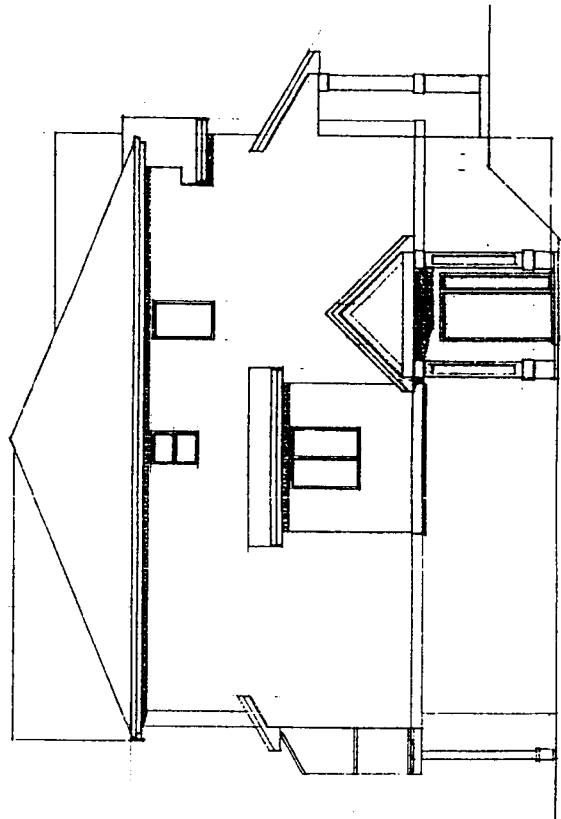


WEST ELEVATION

UNIT B
SCALE 1/4" = 1'-0"



SOUTH SIDE ELEVATION



NORTH SIDE ELEVATION

**CITY OF RICHMOND
 BYLAW 7291
 RICHMOND ZONING AND DEVELOPMENT BYLAW 5300
 AMENDMENT BYLAW 7291
 (RZ 01-185809 and RZ 01-186246)**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning and Development Bylaw No. 5300 is amended by replacing Section 291.120.6 with the following:

“291.120.6 MINIMUM SETBACKS

.01 From a **Public Road**:

- a) Garden City Road: 6 m (19.685 ft).
- b) All Other Roads: 4.5 m (14.764 ft).

EXCEPT THAT bay windows may project into the required road setback for a distance of up to 0.5 m (1.640 ft), and unenclosed porches and unenclosed stairs may project into the required road setback for a distance of up to 1.5 m (4.921 ft).

.02 From a **Public Lane**: 1.2 m (3.937 ft).

PROVIDED THAT for the purpose of this bylaw public lane shall mean land in public ownership or secured for public use for access and transportation purposes and having a minimum width of 6 m (19.685 ft), but not being a **public road**.

.03 From **Side & Rear Property Lines**: 1.2 m (3.937 ft).”

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7291”**.

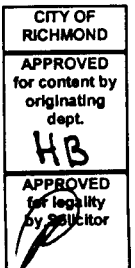
FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED



MAYOR

CITY CLERK

CITY OF RICHMOND
BYLAW 7292
RICHMOND ZONING AND DEVELOPMENT BYLAW 5300
AMENDMENT BYLAW 7292 (RZ 01-185809)
7511 GARDEN CITY ROAD

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/120)**.

P.I.D. 001-175-068
 Lot 382 Section 16 Block 4 North Range 6 West New Westminster District Plan 61488

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7292”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



 MAYOR

 CITY CLERK

CITY OF RICHMOND
BYLAW 7293
RICHMOND ZONING AND DEVELOPMENT BYLAW 5300
AMENDMENT BYLAW 7293 (RZ 01-186246)
7551 GARDEN CITY ROAD

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/120)**.

P.I.D. 005-792-762

Lot 3 Section 16 Block 4 North Range 6 West New Westminster District Plan 14260

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7293"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CITY CLERK